



**MASHPEE ZONING BOARD OF APPEALS
AUGUST 10, 2016
MINUTES**

The Mashpee Zoning Board of Appeals held Public Hearings on Wednesday, August 10, 2016, at 6:00 p.m. in the Waquoit Room at the Mashpee Town Hall, 16 Great Neck Road North. Board Members Jonathan D. Furbush, William A. Blaisdell, Dom DeBarros, Scott Goldstein, and Associate Members, Brad Pittsley and Norman J. Gould were present. Board Member, Ron Bonvie was absent.

PLEDGE OF ALLEGIANCE

CONTINUED HEARINGS

43 Waterline Drive South: Steven and Susan Bozkurtian request a Written Finding under §174-17 of the Zoning Bylaws to raze and replace a single-family dwelling on property located in an R-3 Zoning District (Map 120 Parcel 148), Mashpee, MA. Owner of record: 43 Waterline LLC. *(Continued from July 13, 2016 hearings at the request of the attorney opened but not heard).*

Chairman Furbush opened the hearing and read a letter into the record dated August 3, 2016 from Attorney Kirrane's office requesting the hearing for 43 Waterline Drive South to be postponed until September 7, 2016.

Mr. Blaisdell read an Extension Agreement into the record extending the date until September 7, 2016. This agreement was signed by both Attorney Kirrane and the Board and will be filed with the Town Clerk's office.

NEW HEARINGS

43 Sakonnet Drive: Owner, Douglas A. Semple requests a Written Finding under §174-17 of the Zoning By-laws to allow for construction of a 486 sq. ft. addition and two roof canopies on property located in an R-3 Zoning District, (Map 72 Parcel 31), Mashpee, MA.

Attorney Kirrane represented the homeowners for the proposed project. He provided the Board a narrative, photos, a site plan, and architectural plans depicting the modest renovation request that is located close to the John's Pond area of Mashpee.

The plot plan depicts the existing residential structure which has a new section on the far side of the building that is currently open and unoccupied. Mr. Kirrane highlighted the area on the plan that will be removed and renovated within the footprint. When the renovation is complete, the alcove area will be enclosed.

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There is also another small section in the upper left hand corner of the building that will be renovated to square off the building. He also highlighted the area of two roof canopies to be included in the project over an existing door way, and an expanded patio that will exist once the renovation is complete.

The plan depicts that the lot is a non-conforming lot because it doesn't meet current day size requirements, and the structure itself is non-conforming because it fails to meet the current front yard setback requirements. The lot is unique because it has three frontages located along Sakonnet Drive, Sagamore Road, and Massasoit Avenue and has to meet the setbacks on all three as compared to a typical residential dwelling which is one front yard, two side yards, and one rear yard setback. The existing structure is situated approximately 13.1 feet off of Sagamore Road, and the proposed addition will be built a few inches closer to Sagamore Road at 12.9 feet. The existing structure is 39 feet from the front yard setback along Sakonnet Drive, and the roof canopy will bring the structure closer to 33 feet making the addition a total of 486 square feet. The construction will consist of adding 92 square feet of the footprint. The overhead canopies consist of 23 and 89 square feet, which is an additional 204 square feet, and 112 square feet by the two overhead canopies. Mr. Kirrane concluded that the project will not be substantially more detrimental to the neighborhood than what currently exists and that there is adequate land area to provide enough parking and setbacks as may be required.

Mr. Goldstein mentioned that lot coverage is not an issue. He said there was only one canopy depicted on the plot plan that is supported by columns, and if the applicant wants to add columns on the second canopy, it will not be an issue with lot coverage.

Mr. Goldstein read the Inspection Department comments into the record.

Mr. Furbush read the Board of Health comments into the record and the Conservation comments into the record.

Mr. Doug Semple, homeowner, addressed the Board and mentioned that he will schedule a septic inspection when needed.

Mr. Blaisdell made a motion to approve the project under the following conditions;

1. The Board has determined that the applicant meets all the conditions of a Written Finding under Mass General Law 40A Section 6.
2. A Plot Plan at 43 Sakonnet Drive, Mashpee, MA, Prepared For: Douglas A. Semple, Prepared by: JC Engineering, Inc. 2854 Cranberry Highway, East Wareham, MA 02538, Scale: 1" = 20', June 9, 2016.

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3. A House Plan: Titled: Proposed Addition/Renovations, Semple Residence, 43 Sakonnet Dr., Mashpee, MA. Prepared by: SPB Designs, Residential Design, Drafting & Consulting, PO Box 1441 Easton, MA, 508-238-8338, Scale 1/4" = 1' 0", Date: 5/5/2016, Drawn by: PAB, Revisions: (blank), Drawing Number: A1 Front Elevation, Left Elevation, Right Elevation, A2, Proposed First Floor, and Rear Elevation, A-3, Foundation Plan, Floor Framing Plan, A-4, Roof Framing Plan.
4. This is also conditioned on all department comments that were read into the record.

Mr. Goldstein, seconded the motion. Mr. Furbush, yes, Mr. Blaisdell, yes, Mr. Goldstein, yes, Mr. DeBarros, yes, and Mr. Pittsley, yes. All were in favor of the proposed house renovations and additions.

16 Papnomett Road: Owner, Kathleen J. MacRoberts requests a Special Permit under §174-45.4 of the Zoning By-laws to allow for construction of an accessory apartment on property located in an R-5 Zoning District, (Map 61 Parcel 46), Mashpee, MA.

Mr. Joseph Butler, the builder for the project, represented the homeowner who is proposing to install an accessory apartment. He provided a hand-drawn layout of the house as it currently stands, and a plot plan that depicts the proposed addition. The current house is a two bedroom, and the addition will consist of 528 square feet, with a bedroom, bathroom, living space and kitchen.

Mr. Furbush read the Building Inspector's comments into the record dated August 4, 2016 basically stating that it does not meet the requirements as stated in the Town Bylaws.

Mr. Furbush read the comments into the record from the Conservation Department; "no comments". He also read the Board of Health comments into the record basically stating that the plan depicts four bedrooms, and the septic system only has a capacity to hold three bedrooms and will need to be upgraded to the required capacity. Mr. Furbush said that the drawings need to be revised.

Mr. Goldstein asked if there is a wall separating the den and office on the first floor. He said that the office looks like a bedroom, but should be revised with a 6 ft. opening to satisfy the Board of Health.

Mr. Furbush suggested to the applicant that he continue the hearing until September 14, 2016 to provide the revised plans to depict the bylaw requirements and as stated in the Building Commissioner's comments i.e., the accessory apartment needs to be not less than the 300 square feet, nor more than 40% of the gross floor space, and needs to be attached to the existing home.

Mr. Goldstein said that the revised plot plan needs to include all the calculations, especially the lot coverage.

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Mr. Goldstein made a motion to continue 16 Papnomett Road until the hearings dated Wednesday, September 14, 2016. Mr. Gould seconded. Mr. Goldstein, yes, Mr. Furbush, yes, Mr. Blaisdell, yes, Mr. DeBarros, yes, and Mr. Gould, yes. All were in favor to continue the hearing until Wednesday, September 14, 2016.

OTHER BUSINESS

21 Deborah Bottle Road: A letter dated August 3, 2016 submitted by Attorney to request an extension of an issued Variance (V-2015-32). **Vote required.**

Mr. Furbush read the letter from Attorney Kirrane into the record requesting an extension until March 15, 2017.

Mr. Blaisdell made a motion to accept the letter, and extend the issued Variance (V-2015-32) for 21 Deborah Bottle Road until March 15, 2017. If there are any changes to the plan, a new Zoning Board filing will be required. Mr. Gould seconded. Mr. Furbush, yes, Mr. Blaisdell, yes, Mr. Goldstein, yes, Mr. DeBarros, yes, and Mr. Gould yes. All were in favor to grant an extension as requested by the Attorney.

Approve July 13, 2016 meeting minutes

Mr. Goldstein made a motion to approve the July 13, 2016 meeting minutes. Mr. Blaisdell seconded. Mr. Furbush, yes, Mr. Blaisdell, yes, Mr. Goldstein, yes, Mr. DeBarros, yes and Mr. Gould, yes. All were in favor.

Mr. DeBarros made a motion to adjourn. Mr. Blaisdell seconded. All were in favor. Meeting adjourned at 6:55 pm.

Respectfully submitted;

Mary Ann Romero
Administrative Secretary
Zoning Board of Appeals